

DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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DEVELOPMENT ENGINEERING
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May 13, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: LAGUNA CREEK MAINTENANCE DISTRICT - INITIATING ANNUAL PROCEEDINGS (FY2005/06)

LOCATION AND COUNCIL DISTRICT:

The Laguna Creek Maintenance District is located north of Sheldon Road between Franklin Boulevard and Bruceville Road in Council District No. 8 (see Attachment A).

RECOMMENDATION:

This report recommends that City Council adopt the following resolutions:

- Directing Filing of Annual Report for FY 2005/06 for the Laguna Creek Maintenance District.
- Adopting Engineer's Report and Intention to Order Maintenance of Improvements FY 2005/06 for the Laguna Creek Maintenance District.

CONTACT PERSONS: Ron Wicky, Program Specialist, 808-5628
Edward Williams, Manager, 808-5440

FOR COUNCIL MEETING OF: June 7, 2005

SUMMARY:

The Laguna Creek Maintenance District was established to recover the annual costs of wetlands and landscape maintenance. The recommended Council action will formally initiate the annual proceedings and set a public hearing date for June 28, 2005 (see Attachment B).

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The Laguna Creek wetlands area was constructed in 1988. On April 16, 1991, the City Council approved formation of the Laguna Creek Maintenance District. The district provides funding for environmental monitoring and maintenance activities associated with the Laguna Creek Wetlands Mitigation program. The monitoring and maintenance work is required to comply with a Section 404 Permit (No. 9570) issued by the U.S. Army Corps of Engineers to the City of Sacramento. The adopted monitoring program identified a five to eight year monitoring period, which has been completed along with the required mediation work.

Monitoring and Maintenance Program

The Laguna Creek Wetlands Maintenance Area is located between Sheldon Road, Bruceville Road, and Franklin Boulevard. This area includes the primary creek channel and adjacent wetlands, wetlands preserve to the south of the floodway, and adjacent turf areas. The maintenance area also includes channel improvements and wetlands located west of Franklin Boulevard, which were constructed as part of the Laguna Creek Floodway project (please see attached map). In brief, the work that is funded by the annual maintenance district includes:

- Monitoring, maintenance, repair of vernal pools, and other designated wetland areas, and preparation of annual report to Army Corps of Engineers.
- Maintenance and repair of irrigation systems.
- Maintenance and operation of planting basins, including fertilization, pruning, staking, turf and grassland mowing, disking fire breaks, litter control, and patrolling.
- Maintenance of bikeways and landscaping adjacent to the wetlands area.
- Unscheduled maintenance such as repair of damage due to vandalism, flood or fire, and temporary irrigation of vernal pools not wetted by natural events.
- Public outreach, including design and development of interpretive signage, education workshops, nature walks, information for the kiosk (i.e. community information center), and for wetlands articles in the North Laguna Creek Neighborhood Association newspaper.

The recommended Council action is necessary to allow staff to notify the public of the proposed hearing, which has been set for June 28, 2005. The hearing will allow public testimony and for Council to take action on the proposed annual assessment budget.

FINANCIAL CONSIDERATIONS:

The total cost for fiscal year 2005/06 is projected at \$118,100. This year's proposed assessment is an increase from the previous year, but still well below the maximum allowable \$231,651. The following is a summary of the costs:

Neighborhood	FY 2005/06 Budget	Surplus/ (Deficit)	FY 2005/06 Assessed
Laguna Creek Maintenance District	\$286,078	\$167,978	\$118,100

Maintenance costs will be assessed to both developed and undeveloped properties within the district. At present there are 2,402 individual ownership parcels within the district. This figure is expected to grow in the coming years as additional properties are subdivided and developed. The following table summarizes how the maintenance costs are apportioned to the various land use categories.

<u>Annual Maintenance Assessment</u>			
	Maximum Authorized	FY 2004/05	FY 2005/06
Single-Family Residential (per unit)	\$ 81.73	\$ 35.92	\$ 38.82
Developed Multi-Family and Condos (per unit)	58.78	25.20	27.12
Undeveloped Multi-Family (per acre)	741.72	344.48	375.31
<u>Non-Residential (Land Area)</u>			
0-25,000 Square Feet (per parcel)	\$ 113.04	\$ 50.56	\$ 54.78
25,000-100,000 Square Feet (per parcel)	525.45	243.36	265.04
Over 100,000 Square Feet (per parcel)	1,082.23	503.67	548.91
Churches (per parcel)	39.52	16.19	17.30

ENVIRONMENTAL CONSIDERATIONS:

Under California Environmental Quality Act (CEQA) Guidelines, administration and annual maintenance do not constitute a project and are therefore exempt from review.

City Council
Laguna Creek Maintenance District
May 13, 2005

POLICY CONSIDERATIONS:

The annual proceedings for this district are being processed as set forth in Chapter 3.124 of the Sacramento City Code. This process is consistent with the City's Strategic Plan in preserving and enhancing the City's neighborhoods and quality of life.

ESBD CONSIDERATIONS:

City Council approval of these proceedings is not affected by City policy related to the ESBD Program.

Respectfully submitted,


Edward Williams, Manager
Development Engineering and Finance

RECOMMENDATION APPROVED:


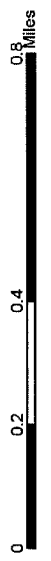
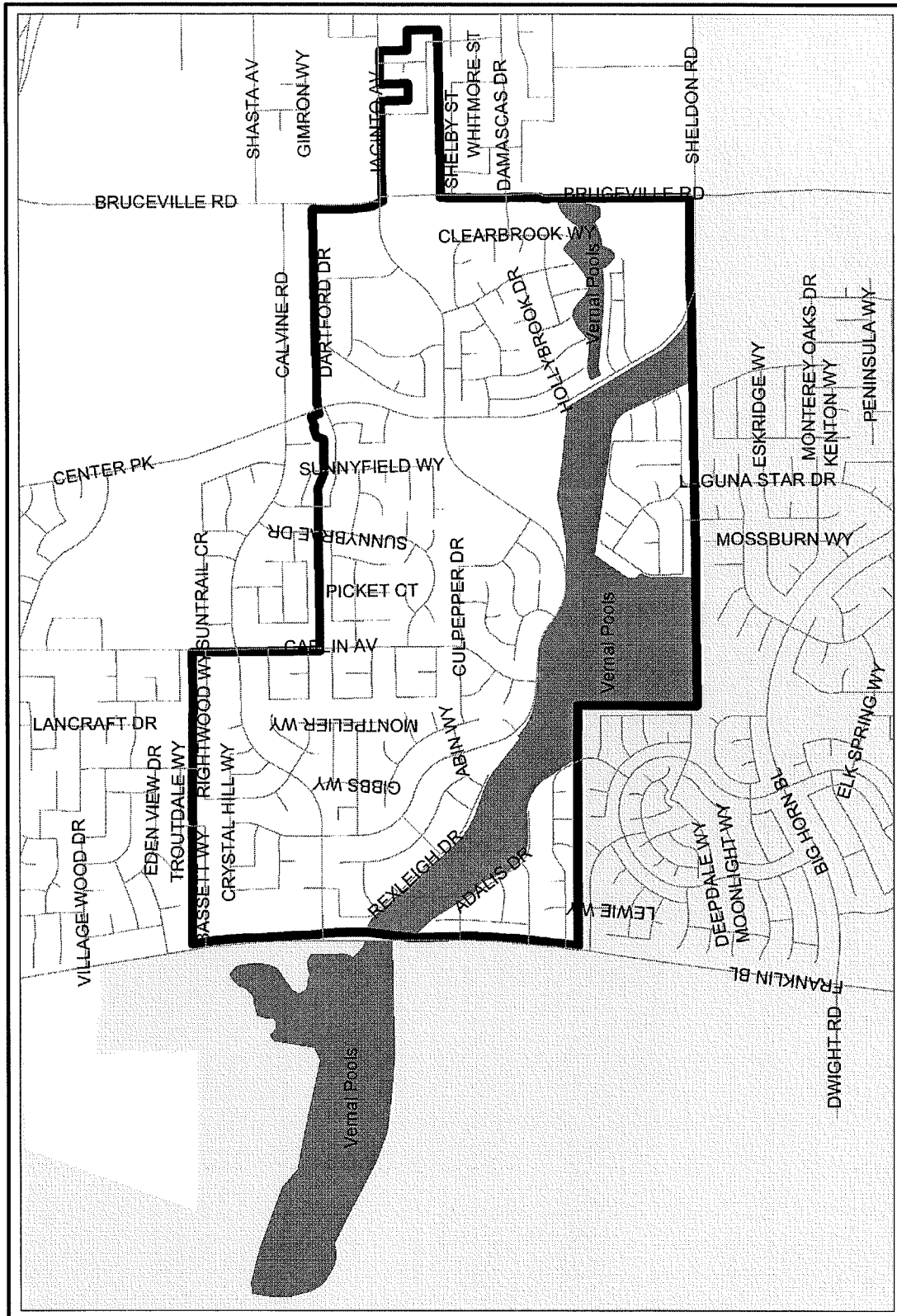

ROBERT P. THOMAS, City Manager

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City of Sacramento
Development Services
Department
Special Districts
B. Mueller 04/24/03

ATTACHMENT B

**LAGUNA CREEK MAINTENANCE DISTRICT
FY 2005/06 SCHEDULE**

June 7, 2005 Council Considers Resolution of Intention and Sets Date For Hearing

June 2005 Post and Publish Notice of Hearing

June 28, 2005 Hold Hearing

COUNCIL CONSIDERS ALL PROTESTS, LEVIES ANNUAL ASSESSMENT

July 2005 Record Assessment Diagram and Notice of Assessment with County Recorder

July 2005 Liens Placed on Affected Properties

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

**RESOLUTION DIRECTING FILING OF ANNUAL REPORT
FOR FY 2005/06 FOR LAGUNA CREEK MAINTENANCE DISTRICT**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The Development Engineering & Finance Manager of the Development Services Department, the person designated by this Council as the Engineer of Work for the Laguna Creek Maintenance District, is hereby directed to file annual report in accordance with the provisions of Chapter 3.124 of the Sacramento City Code.
2. This resolution is adopted pursuant to Chapter 3.124 Article II of the Sacramento City Code.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

RESOLUTION APPROVING ENGINEER'S REPORT AND INTENTION TO ORDER MAINTENANCE OF IMPROVEMENTS FOR FY 2005/06 LAGUNA CREEK MAINTENANCE DISTRICT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. City Council hereby approves the annual Engineer's Report on file with the City Clerk's Office.
2. The City Council intends to levy and collect assessments within the Laguna Creek Maintenance District during fiscal year 2005/06. The area of land to be assessed is located in the City of Sacramento, Sacramento County.
3. The maintenance of improvements to be made in this assessment district are generally described as follows and is on file in the City Clerks Office:

The maintenance activity with respect to the improvements to be maintained includes, but is not limited to: scheduled horticultural maintenance and cleanup of landscape areas; monitoring, maintenance, and repair of vernal pools and other wetland areas; repairs or additions or reconfigurations of irrigation systems; replacement of plants or other materials damaged by the elements, vandalism, or otherwise; maintaining planting basins; operation of any system contained within the improvements; irrigation activity; fertilization; pruning; staking; turf mowing/maintenance; grassland mowing; disking fire breaks and litter control; patrolling; bike trail repairs and maintenance; keeping of records as required or convenient; any and all work or materials required to satisfy conditions of the "Section 404 Permit" covering the improvements; plant replacement; turf and grassland reseeding; insect, weed, and rodent control; erosion control; channel repairs; removal, hauling, and dumping of debris; maintenance and repair of floodway improvements and areas adjacent to the floodway right-of-way; vernal pool renovation; repair to damage of any sort to any of the improvements or collateral facilities; and any other work required to properly operate, maintain, repair, or replace the improvements of the Laguna Creek Floodway.

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____

4. In accordance with this Council's resolution directing the filing of any Annual Report, the Engineer of Work has filed with the City Clerk the report required by Chapter 3.124, Sacramento City Code. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
5. On Tuesday, June 28, 2005, at the hour of 2 p.m., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in Interim City Hall, 730 I Street, Sacramento, California.
6. The City Clerk is authorized and directed to give the notice of hearing required by Chapter 3.124 of the Sacramento City Code.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____